

# LIVE WHERE YOU WORK HOMEBUYER PROGRAM



A PROGRAM OF THE NJ HOUSING AND MORTGAGE FINANCE AGENCY

## STATEWIDE PROGRAM GUIDELINES

### AS OF AUGUST 1, 2012, NEW GUIDELINES APPLY FOR THE LIVE WHERE YOU WORK PROGRAM

The Live Where You Work is now effective across the entire State of New Jersey.

**If the property you are purchasing is in one of the following municipalities, the guidelines in this document do not apply.** Please refer to the special guidelines for just these particular municipalities at: [http://www.njhousing.gov/media/download/buyer/hb\\_lwyw\\_am\\_fs.pdf](http://www.njhousing.gov/media/download/buyer/hb_lwyw_am_fs.pdf)

- [Bridgeton](#)
- [Haddon Township](#)
- [Hamilton Township](#) (Atlantic County)
- [Robbinsville](#)
- [Voorhees](#)

- 1. PROGRAM DESCRIPTION:** The program offers homebuyers who will live and work in a Smart Growth area a low-interest 30-year fixed-rate first mortgage from the New Jersey Housing and Mortgage Finance Agency together with Smart Start downpayment assistance and/or closing costs in an amount up to 4% of the first mortgage loan. In consideration of the anticipated commuting costs savings, the underwriting guidelines for borrowers' housing and overall debt ratios (the portion of a borrower's gross income permitted to be paid toward monthly mortgage payment and other debts) will be expanded by 3% over the usual Agency underwriting limits giving borrowers significantly more buying power. Property location requirements apply (See "Eligible Properties" below).

- 2. DOWNPAYMENT/CLOSING COST ASSISTANCE:** Live Where You Work borrowers are eligible to receive Smart Start Downpayment and/or Closing Cost assistance in an amount equal to 4% of the Agency's first mortgage amount. To qualify for the Smart Start Assistance, the Borrower must purchase in a Smart Growth area as determined by the Agency's "Site Evaluator" (visit <http://www.njhousing.gov/homeownership/buyers/site/> to access the Evaluator Tool). Please refer to the Smart Start Options Program Guidelines Fact Sheet for more detailed information.

**Borrowers with sufficient personal assets to close a loan at less than 80% LTV are ineligible.**

- 3. ELIGIBLE PROPERTIES:** Eligible properties include one-family units, including condominiums, (new and existing), and existing 2- to 4-family unit properties that are more than 5 years old. Properties must be located in state designated Smart Growth locations. Some Live Where You Work municipalities include Urban Target Areas (UTA). In Urban Target Areas eligible properties can also include new two-unit residential dwellings.

Urban Target Areas (UTA) are based upon census data. Therefore, in order to find out if an address is located in a UTA, you will need to identify the census tract within which the address is located. To determine if the proposed property is within an Urban Target Area (UTA), visit the Site Evaluator (<http://www.njhousing.gov/homeownership/buyers/site/>) and follow the instructions for how to find census information. Only properties located in Smart Growth areas are eligible for the LWYW program benefits.

- 4. BORROWER ELIGIBILITY:** Individuals only. Corporations and partnerships are not permitted to act as borrowers. At least one of the borrowers must verify that their place of employment is located in the participating municipality. Borrowers purchasing properties located in "Statewide Areas" must be first-time homebuyers. Borrowers purchasing properties located in Urban Target Areas do not have to be first-time homebuyers, however, at

# LIVE WHERE YOU WORK HOMEBUYER PROGRAM (CONT'D)



the time of loan closing, no other residential properties may be owned. To determine if the proposed house is located in a Statewide Area or an Urban Target Area please see the attached Income Limit/Purchase Price Sheet. All borrowers must have a minimum credit score of 620. The middle score from the three credit repositories – Equifax, Experian & TransUnion must be used. If a borrower has only two credit scores, the lower of the two will be used. A borrower does not qualify if they do not have a credit score or only have one credit score.

5. **OCCUPANCY:** Property must be occupied as the borrower's primary residence within 60 days of closing. Borrower must maintain occupancy for the life of the Agency's first mortgage loan.
6. **INCOME GUIDELINES:** Borrower's household income may not exceed the income limit set for the county in which the property is located. Maximum permitted income is determined by family size, as well as area of purchase, as listed on the attached Income Limit/Purchase Price Sheet.
7. **CHARGES TO THE BORROWER:** Borrowers will be charged an application fee when the application is taken. This fee will cover the cost of the credit report(s), appraisal, flood certification or other customary third-party expenses and administrative costs incurred during processing.
8. **PURCHASE PRICE LIMITS:** Maximum purchase price limits exist for both Statewide and Urban Targeted Areas (Please refer to the Purchase Price and Income limits information, located on our website at: <http://www.state.nj.us/dca/hmfa/homeownership/buyers/first/>)

9. **MORTGAGE INSURANCE:** The following coverage is required on all conventional loans when the loan-to-value exceeds 80% and is determined by the size of the downpayment. (See chart below)

Mortgage Insurance Loan to Value Chart	
97% to 95.01% LTV	35% coverage for a 30-year term
95% to 90.01% LTV	30% coverage regardless of loan term
90% to 85.01% LTV	25% coverage regardless of loan term
85% to 80.01% LTV	12% coverage regardless of loan term
Loans processed under the FHA, VA and/or RECD guidelines must have the appropriate insurance or guarantee.	

10. **APPLICATIONS:** Applications for Live Where You Work loans can be made through any of the Agency's participating Homebuyer Program lenders. The current list of lenders and is available on <http://www.njhousing.gov> or by calling 1 (800) NJ-HOUSE.

# INCOME LIMIT/PURCHASE PRICE CHARTS: STATEWIDE AREA

These limits are set by the federal government and are subject to change without notice.

A "Statewide Area" is defined as everywhere in the State of New Jersey that is not defined as an "Urban Target Area." To determine if the street where your proposed house is located is in an Urban Target Area, refer to the Site Evaluator tool (<http://www.njhousing.gov/homeownership/buyers/site/>).

MAXIMUM INCOME LIMITS - STATEWIDE AREA			
COUNTIES	SMALL FAMILY Limit 1-2 Household	LARGE FAMILY Limit 3+ Household	Effective
Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Hudson, Salem & Warren	\$87,600	\$100,740	12/11/12
Monmouth & Ocean	\$91,800	\$105,570	12/11/12
Mercer	\$90,900	\$104,535	12/11/12
Essex, Morris, Sussex & Union	\$89,100	\$102,465	12/11/12
Bergen & Passaic	\$90,900	\$104,535	12/11/12
Hunterdon, Middlesex & Somerset	\$103,900	\$119,485	12/11/12

# INCOME LIMIT/PURCHASE PRICE CHARTS:

## STATEWIDE AREA

MAXIMUM PURCHASE PRICE LIMITS - STATEWIDE AREA						
COUNTIES	NEW 1-FAMILY	EXISTING 1-FAMILY	EXISTING 2-FAMILY	EXISTING 3-FAMILY	EXISTING 4-FAMILY	Effective
Atlantic	\$408,375	\$408,375	\$522,765	\$631,935	\$785,340	11/19/12
Bergen	\$656,775	\$656,775	\$840,600	\$1,016,325	\$1,263,060	11/19/12
Burlington	\$378,000	\$378,000	\$483,885	\$584,910	\$726,930	11/19/12
Camden	\$378,000	\$378,000	\$483,885	\$584,910	\$726,930	11/19/12
Cape May	\$438,750	\$438,750	\$561,690	\$678,915	\$843,750	11/19/12
Cumberland	\$364,500	\$364,500	\$466,605	\$564,030	\$700,965	11/19/12
Essex	\$656,775	\$656,775	\$840,600	\$1,016,325	\$1,263,060	11/19/12
Gloucester	\$378,000	\$378,000	\$483,885	\$584,910	\$726,930	11/19/12
Hudson	\$656,775	\$656,775	\$840,600	\$1,016,325	\$1,263,060	11/19/12
Hunterdon	\$656,775	\$656,775	\$840,600	\$1,016,325	\$1,263,060	11/19/12
Mercer	\$396,000	\$396,000	\$506,925	\$612,765	\$761,535	11/19/12
Middlesex	\$656,775	\$656,775	\$840,600	\$1,016,325	\$1,263,060	11/19/12
Monmouth	\$656,775	\$656,775	\$840,600	\$1,016,325	\$1,263,060	11/19/12
Morris	\$656,775	\$656,775	\$840,600	\$1,016,325	\$1,263,060	11/19/12
Ocean	\$656,775	\$656,775	\$840,600	\$1,016,325	\$1,263,060	11/19/12
Passaic	\$656,775	\$656,775	\$840,600	\$1,016,325	\$1,263,060	11/19/12
Salem	\$378,000	\$378,000	\$483,885	\$584,910	\$726,930	11/19/12
Somerset	\$656,775	\$656,775	\$840,600	\$1,016,325	\$1,263,060	11/19/12
Sussex	\$656,775	\$656,775	\$840,600	\$1,016,325	\$1,263,060	11/19/12
Union	\$656,775	\$656,775	\$840,600	\$1,016,325	\$1,263,060	11/19/12
Warren	\$362,250	\$362,250	\$463,725	\$560,565	\$696,645	11/19/12



# INCOME LIMIT/PURCHASE PRICE CHARTS: URBAN TARGET AREA

MAXIMUM INCOME LIMITS - URBAN TARGET AREA			
COUNTIES	SMALL FAMILY Limit 1-2 Household	LARGE FAMILY Limit 3+ Household	Effective
Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Hudson & Salem	\$105,120	\$122,640	12/11/12
Monmouth & Ocean	\$110,160	\$128,520	12/11/12
Mercer	\$109,080	\$127,260	12/11/12
Essex and Union	\$106,920	\$124,740	12/11/12
Passaic	\$109,080	\$127,260	12/11/12
Middlesex	\$124,680	\$145,460	12/11/12

MAXIMUM PURCHASE PRICE LIMITS - URBAN TARGET AREA							
COUNTIES	NEW 1-FAMILY	NEW 2-FAMILY	EXISTING 1-FAMILY	EXISTING 2-FAMILY	EXISTING 3-FAMILY	EXISTING 4-FAMILY	EFFECTIVE
Atlantic	\$499,125	\$638,935	\$499,125	\$638,935	\$772,365	\$959,860	11/19/12
Burlington	\$462,000	\$591,415	\$462,000	\$591,415	\$714,890	\$888,470	11/19/12
Camden	\$462,000	\$591,415	\$462,000	\$591,415	\$714,890	\$888,470	11/19/12
Cape May	\$536,250	\$686,510	\$536,250	\$686,510	\$829,785	\$1,031,250	11/19/12
Cumberland	\$445,500	\$570,295	\$445,500	\$570,295	\$689,320	\$856,735	11/19/12
Essex	\$802,725	\$1,027,620	\$802,725	\$1,027,620	\$1,242,175	\$1,543,740	11/19/12
Gloucester	\$462,000	\$591,415	\$462,000	\$591,415	\$714,890	\$888,470	11/19/12
Hudson	\$802,725	\$1,027,620	\$802,725	\$1,027,620	\$1,242,175	\$1,543,740	11/19/12
Mercer	\$484,000	\$619,575	\$484,000	\$619,575	\$748,395	\$930,765	11/19/12
Middlesex	\$802,725	\$1,027,620	\$802,725	\$1,027,620	\$1,242,175	\$1,543,740	11/19/12
Monmouth	\$802,725	\$1,027,620	\$802,725	\$1,027,620	\$1,242,175	\$1,543,740	11/19/12
Ocean	\$802,725	\$1,027,620	\$802,725	\$1,027,620	\$1,242,175	\$1,543,740	11/19/12
Passaic	\$802,725	\$1,027,620	\$802,725	\$1,027,620	\$1,242,175	\$1,543,740	11/19/126
Salem	\$462,000	\$591,415	\$462,000	\$591,415	\$714,890	\$888,470	11/19/12
Union	\$802,725	\$1,027,620	\$802,725	\$1,027,620	\$1,242,175	\$1,543,740	11/19/12

\*Federal Housing Administration (FHA) & Veteran Administration (VA) maximum mortgage amounts prevail if more restrictive.

- **Atlantic:** Atlantic City
- **Burlington:** Burlington City, North Hanover, Pemberton
- **Camden:** Camden, Gloucester City, Gloucester Twp., Lindenwold
- **Cape May:** West Wildwood Borough\*, Wildwood City\*, Woodbine\*
- **Cumberland:** Bridgeton, Commercial Twp\*, Vineland
- **Essex:** E. Orange, Orange, Irvington, Newark
- **Gloucester:** Glassboro
- **Hudson:** Guttenberg, Hoboken, Jersey City, North Bergen, Union City, West New York
- **Mercer:** Trenton
- **Middlesex:** New Brunswick, Perth Amboy
- **Monmouth:** Asbury Park, Long Branch, Neptune Twp.
- **Ocean:** Berkeley Twp., Dover Twp., Lakewood, Manchester Twp.
- **Passaic:** Clifton, Passaic, Paterson
- **Salem:** Penns Grove, Salem
- **Union:** Elizabeth, Plainfield

\* Entire Municipality is Targeted

Urban Target Areas (UTA) are based upon census data. Therefore, in order to find out if an address is located in a UTA, you will need to identify the census tract within which the address is located.

To determine if the proposed property is within an Urban Target Area (UTA), visit the Site Evaluator (<http://www.njhousing.gov/homeownership/buyers/site/>) and follow the instructions on how to find census information ([http://www.njhousing.gov/media/download/buyer/site\\_eval\\_tutorials/site\\_eval\\_tut\\_census\\_info.pdf](http://www.njhousing.gov/media/download/buyer/site_eval_tutorials/site_eval_tut_census_info.pdf)).